

City Council
Atlanta, Georgia

A RESOLUTION

BY: Debi Starnes

**AUTHORIZING THE MAYOR TO ACCEPT THE
DEDICATION OF NORTHYARDS BOULEVARD, AND
FOR OTHER PURPOSES.**

WHEREAS, the City of Atlanta has formally abandoned the following streets (collectively, the “Abandoned Properties”):

- [i] Strong Street, from Kennedy Street north to North Avenue;
- [ii] Davis Street, from Kennedy Street north to North Avenue;
- [iii] A portion of Gray Street, from Kennedy Street north to North Avenue; and
- [iv] Portions of the original North Avenue right-of-way from Gray Street west to Strong Street;

WHEREAS, Section 2-1578 of the City’s Code of Ordinances requires a petitioner for the abandonment of streets to remit payment to the City for the abandonment in the amount of the appraised value of the streets to be abandoned;

WHEREAS, the City has accepted various proposed street improvements in lieu of a cash payment for the Abandoned Properties;

WHEREAS, the Atlanta Development Authority (the “ADA”) and the Northyards Business Park Limited Liability Company (“Northyards”) have worked for several years to develop the area (including the Abandoned Properties) into a business park, as a City-supported redevelopment project pursuant to the English Avenue Redevelopment Plan approved by the Atlanta City Council, and as part of an Atlanta Empowerment Zone initiative;

WHEREAS, as part of these street improvements, the ADA and Northyards have installed a new street, which is known as Northyards Boulevard, as shown on Exhibit A;

WHEREAS, the City Council wishes to support ADA’s and Northyards’ continuing revitalization efforts;

EXHIBIT "B"

UPON RECORDING RETURN TO:

Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424
Attention: Jeffrey P. Jacobs, Esq.

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made as of _____, 2003, between
NORTHYARDS BUSINESS PARK, L.L.C., a Georgia limited liability company
(herein called "Grantor"), and _____ (herein called
"Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

(NOTARY SEAL)

GRANTOR:

**NORTHYARDS BUSINESS PARK,
L.L.C.**, a Georgia limited liability
company

By: COPA, Inc., its Managing Member

By: _____

Name: _____

Title: _____

EXHIBIT A
REAL PROPERTY

LEGAL DESCRIPTION:

ALL OF THAT TRACT OR PARCEL OF LAND LOCATED IN THE CITY OF ATLANTA AND BEING A PORTION OF LAND LOT 82 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT AN ONE HALF INCH DIAMETER REINFORCING BAR AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF NORTH AVENUE (RIGHT-OF-WAY WIDTH VARIES) AND THE EASTERLY RIGHT-OF-WAY OF NORTHSIDE DRIVE (RIGHT-OF-WAY WIDTH VARIES) AND RUN SOUTH 89 DEGREES 14 MINUTES 12 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY OF NORTH AVENUE FOR A DISTANCE OF 117.50 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY OF NORTH AVENUE, RUN SOUTH 75 DEGREES 56 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 45.18 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY OF NORTH AVENUE, RUN SOUTH 88 DEGREES 59 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 148.38 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY OF NORTH AVENUE, RUN SOUTH 45 DEGREES 33 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 44.48 FEET TO A ONE HALF INCH DIAMETER REINFORCING BAR AT THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING THUS ESTABLISHED, RUN NORTH 77 DEGREES 36 MINUTES 02 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF NORTH AVENUE FOR A DISTANCE OF 51.24 FEET TO A ONE HALF INCH DIAMETER REINFORCING BAR ON THE WESTERLY SIDE OF NORTHYARDS BUSINESS PARK PARCEL B;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF NORTH AVENUE, RUN SOUTH 00 DEGREES 13 MINUTES 21 SECONDS WEST ALONG SAID WESTERLY SIDE OF NORTHYARDS BUSINESS PARK PARCEL B FOR A DISTANCE OF 238.43 FEET TO A POINT;

THENCE CONTINUING ALONG SAID WESTERLY SIDE OF NORTHYARDS BUSINESS PARK PARCEL B, RUN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND AN ARC LENGTH OF 273.48 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 44 DEGREES 32 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 246.49 FEET TO A POINT;

THENCE ALONG THE SOUTHERLY SIDE OF NORTHYARDS BUSINESS PARK PARCEL B, RUN SOUTH 89 DEGREES 18 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 155.91 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHERLY SIDE OF NORTHYARDS BUSINESS PARK PARCEL B, RUN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 28.91 FEET, BEING SUBTENDED BY A CHORD OF NORTH 49 DEGREES 16 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 26.46 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHERLY SIDE OF NORTHYARDS BUSINESS PARK PARCEL B, RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND AN ARC LENGTH OF 185.40 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 83 DEGREES 36 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 119.96 FEET TO A POINT;

THENCE ALONG SAID SOUTHERLY SIDE OF NORTHYARDS BUSINESS PARK PARCEL B, RUN NORTH 85 DEGREES 10 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 5.17 FEET TO A ONE HALF INCH DIAMETER REINFORCING BAR AT THE NORTHWEST CORNER OF NORTHYARDS BUSINESS PARK PARCEL A;

THENCE ALONG THE WESTERLY SIDE OF NORTHYARDS BUSINESS PARK PARCEL A, RUN SOUTH 00 DEGREES 37 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 56.07 FEET TO A POINT AT THE NORTHEAST CORNER OF NORTHYARDS BUSINESS PARK PARCEL D;

THENCE ALONG NORTHERLY LINE OF NORTHYARDS BUSINESS PARK PARCEL D, RUN NORTH 89 DEGREES 18 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 300.95 FEET TO A ONE HALF INCH REINFORCING BAR AT THE SOUTHEAST CORNER OF NORTHYARDS BUSINESS PARK PARCEL C;

THENCE ALONG THE EASTERLY SIDE OF NORTHYARDS BUSINESS PARK PARCEL C, RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND AN ARC LENGTH OF 350.99 FEET, BEING SUBTENDED BY A CHORD OF NORTH 44 DEGREES 28 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 316.47 FEET TO A POINT;

THENCE CONTINUING ALONG THE EASTERLY SIDE OF NORTHYARDS BUSINESS PARK PARCEL C, RUN NORTH 00 DEGREES 13 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 227.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.1305 ACRES MORE OR LESS.

03-R-2154
(Do Not Write Above This Line)

A Resolution by
Councilmember Debi Starnes:

Authorizing the Mayor to accept
the dedication of Northyards
Boulevard; and for other
purposes.

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☒ PERSONAL PAPER REFER

Date Referred

11/17/03

Referred To:

City Utilities

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)
Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)
Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)
Other

Members

Refer To

Refer To

FINAL COUNCIL ACTION

☐ 2nd

☐ 1st & 2nd

☐ 3rd

Readings

☐ Consent

☐ V Vote

☐ RC Vote

CERTIFIED

MAYOR'S ACTION